



HATCHspaces · PHYSICAL INNOVATION

**BUILT FOR THE WORK  
BETWEEN  
DISCOVERY  
AND SCALE.**



5370 Alhambra provides flexible laboratory and product development infrastructure for emerging companies needing workspaces that are in ready-for-occupancy condition and deliver more than just an office.

**AVAILABLE  
NOW**

**A2**  
1,724 SF  
BSL2 Lab

**B**  
3,633 SF  
BSL2 Lab

**C2**  
1,583 SF  
BSL2 Lab

**H**  
1,739 SF  
Office / Flex

**8,679  
SF AVAILABLE**

Designed for technical teams scaling beyond incubators, coworking, academic labs, and improvised industrial space, HATCHlabs offers private furnished suites, shared lab support, and robust building systems reducing cost, complexity, and time to occupancy. Infrastructure is already here. Your team moves in and gets straight to work.

**BUILDING INFRASTRUCTURE**

**800/1600A**  
3-PHASE POWER · 208Y/120V  
**BSL1 + BSL2**  
LAB CAPABILITY  
**Floor Drains**  
ALL SUITES  
**High-Speed Fiber**  
ON-SITE

**12'6" – 24'**  
CEILING HEIGHTS  
**Direct Venting**  
ALL SUITES  
**40 KW Standby**  
BACKUP GENERATOR  
**Loading + Lobby**  
COMMON ACCESS

**WHO OPERATES HERE**

- Biotech & Life Science
- Diagnostics Platforms
- Clinical Testing (CLIA qualified)
- Medtech & Medical Device
- Industrial Design
- Biomanufacturing
- Aerospace & Satellite Technology
- Hard tech, Robotics & Physical AI
- Climate Tech & Environmental Testing
- Food Science & Nutraceuticals
- Agriculture Technology
- Analytical & Technical Testing Labs
- Cosmetic & Formulation Companies
- University Spinouts & Translational Teams
- Venture Backed & Founder Led Startups

LEASING TOURS AVAILABLE  
UPON REQUEST



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INFRASTRUCTURE ADVANTAGE

# The systems are already installed.

Most technical companies waste 6–18 months and significant capital building out infrastructure that HATCHlabs already provides. The building was purpose-designed for science and product development, not retrofitted piecemeal from office or warehouse stock. Direct venting, three-phase power, floor drains, BSL2 capability, and a city-permitted standby generator are part of the base building. Shared lab support services like freezer farms, chemical storage, waste handling, and conference facilities reduce individual tenant buildout requirements and operating overhead. Move in... Then, get to work!

**STANDBY GENERATOR · CITY OF LA PERMITTED**  
40 KVA / 32 KW · 208/120V 3-Phase · Acoustic Enclosure  
Serving Suites A2, B, C2 — shared critical backup power

SHARED BUILDING SERVICES

Conference Room	Freezer Capacity
Chemical Storage	Waste Handling
High-Speed Fiber	Lab Support Services
Heavy Ventilation / Mechanical	Loading Access

TECHNICAL SPECIFICATIONS

POWER	800/1600A · 208Y/120V · 3-Phase
CEILINGS	12'6" minimum / 24' maximum clear
LAB CLASS	BSL1 and BSL2 Capable
VENTING	Direct venting, all suites
DRAINAGE	Floor drains, all suites
BACKUP POWER	40 KW standby generator, permitted 2021
CONNECTIVITY	High-speed fiber on-site
LEASE TERMS	Flexible · Short-term options available
PRICING	Available upon request

AVAILABLE SUITES

<p><b>A2</b> AVAILABLE</p> <p>1,724 SF</p> <p>Turnkey Maker space Combinable with B</p>	<p><b>B</b> AVAILABLE</p> <p>3,633 SF</p> <p>Turnkey BSL2 lab Largest single suite</p>
<p><b>C2</b> AVAILABLE</p> <p>1,583 SF</p> <p>Turnkey BSL2 support lab Combinable with A2 &amp; B</p>	<p><b>H</b> AVAILABLE</p> <p>1,739 SF</p> <p>Turnkey office Convertible: lab / makerspace</p>

Suites are combinable and divisible. Total available: 8,679 SF.  
Full building inventory available upon request.

INSTITUTIONAL ECOSYSTEM

Grifols Pharmaceuticals	1 mi
Cal State LA	2 mi
LA BioSpace Incubator	2 mi
USC Keck Medicine	3 mi
East LA College (ELAC)	5 mi
Huntington Medical Research Institute (HMRI)	5 mi
LA Cleantech Incubator (LACI)	6 mi
Caltech	6 mi
Pasadena Bio Collaborative	8 mi
LA Trade Tech College / LATTCC	9 mi
Children's Hospital of LA / CHOC	10 mi
NASA / JPL	11 mi
City of Hope	15 mi

ORIGIN · EL SERENO

HATCHlabs @ 5370 Alhambra is the original prototype project of the HATCHspaces platform, and the premier purpose-built, infrastructure-heavy lab and technical space engineered for emerging science and commercialization-stage companies in Los Angeles. Recognized by the City of Los Angeles, the APA Los Angeles, and the LAEDC as a definitive model for adaptive reuse and innovation infrastructure. This award-winning facility has anchored the regional STEM ecosystem since 2020. Today the building's exterior is proudly painted Cosmic Latte, the scientifically calculated average color of all the light in the universe, symbolizing the boundless curiosity and discovery driving the ventures inside.